



**APPROVED MINUTES
PLANNING COMMISSION
COUNCIL CHAMBERS
CITY OF CAYCE, 1800 12TH STREET EXTENSION, CAYCE SC
Monday, May 19, 2014
6:00 PM**

I. CALL TO ORDER

Chair Ed Fuson called the meeting to order at 6:00 pm. Members present were Butch Broehm, Larry Mitchell, John Raley, Chris Kueny, Robert Power, and Butch Kelly. Staff present was Shaun Greenwood and Monique Ocean.

II. APPROVAL OF MINUTES

Mr. Raley made a motion to approve the minutes from April 21, 2014, meeting. Mr. Broehm seconded the motion. The vote passed unanimously.

III. STATEMENT OF NOTIFICATION

Chair Ed Fuson asked if the public and media had been duly notified of the meeting. Monique Ocean confirmed that everyone had been notified.

IV. PUBLIC HEARING – Map Amendment 003-14 [Request for zoning change from PDD to RG-2 for TMS 004652-08-012(portion)]

a. Opening Statement

Mr. Greenwood explained that the request is to change a portion of the subject property, located on Deliesseline Road, from a PDD (Planned Development District) to an RG-2 (General Residential, High Rise) district. Mr. Greenwood mentioned that a survey map of the property in question had been handed out to the Commission. Mr. Greenwood further explained that, after successful rezoning, the subject property will have a split zoning and the re-zoned portion will be combined with the properties fronting on Knox Abbott Drive (hearings for the re-zoning requests (C-3 to RG-2) of the properties fronting on Knox Abbott Drive were held at the April 21, 2014, the Planning Commission meeting). Mr. Fuson requested further clarification as to if the subject property served as the "un-official" gateway to the Riverwalk Park. Mr. Greenwood confirmed

that it was. Mr. Charles Thompson, representative of the applicant, came forward to state that the subject property would remain as an open space and he wished to come to an agreement with the City to combine the area with the Riverwalk Park trail. Mr. Thompson also explained that the additional property would be used to complete density requirements for a proposed multi-family structure. Mr. Greenwood added, for reference, that the subject property must remain an open space because of a variance request, to exceed the maximum permitted lot coverage ratio in an RG-2 zoned district, previously granted by the Board of Zoning Appeals (BOZA) on April 21, 2014. In order to use this area as anything other than a natural area, another variance would be required or the developer would have to decrease the impervious surface on another part of the development.

b. Public Testimony

Diane Janicki of 115 Deliesseline Road stated that she was not able to attend the last meeting. Ms. Janicki requested confirmation that the subject property would remain an open space and would eventually become a part of the Riverwalk Trail. Mr. Greenwood explained that only Council was at liberty to make the decision of whether the subject property would become a component of the Riverwalk Trail. Mr. Greenwood also stated that the current site plan of the property shows the area in question remaining as a natural area. Mr. Greenwood further explained changes to the site plan or adding more impervious surface would require additional variances.

No one else came forward to speak.

c. Close Hearing

Chair Ed Fuson closed the public hearing.

V. MOTION – Map Amendment 003-14

A motion was made by Mr. Raley to recommend that Council approve the rezoning request for MA003-14. Mr. Kueny seconded the motion. The vote passed unanimously.

VI. OPEN PUBLIC HEARING – Map Amendment 004-14 [Request for zoning change from RG-2 to M-1 for TMS 005740-013-002, 003, & 005]

a. Opening Statement

Mr. Greenwood explained that, after inquiry of a property owner and review of the official Zoning Map, it has come to staff's attention that current and historical uses of the subject

properties do not conform to zoning, thus, creating legal non-conforming uses. Mr. Greenwood indicated that the legal non-conformity status could be lost if a property were to remain vacant for over six months. Mr. Greenwood mentioned that staff believes the requested re-zoning would be a start in correcting errors on the Zoning Map and that staff had received approval from the owners of the subject properties. Mr. Greenwood also stated that the re-zoning will be in compliance with the Land Use Plan.

b. Public Testimony

Tyler Jackson, owner of 1900 10th Street, came forward in favor of the re-zoning request and to discuss past uses of the property as a warehouse.

Grady North, owner of 1917 10th Street, came forward in favor of the re-zoning request.

Shabeer Kapacee, owner of 936 Holland Avenue, came forward to speak in favor of the re-zoning request.

No one else came forward to speak.

c. Close Hearing

Chair Ed Fuson closed the public hearing.

VII. MOTION – Map Amendment 004-14

A motion was made by Mr. Kelly to recommend that Council approve the rezoning request for MA004-14. Mr. Kueny seconded the motion. The vote passed unanimously.

VIII. OTHER BUSINESS

a. Procedures for Group Development Approval – Otarre Apartments Site Plan Approval

Mr. Greenwood gave details that site plan approval from the Planning Commission is required by the newly adopted Land Development Regulations for new group developments. Marc Wiel and Jim Futter, representatives of the applicant, were present to address the Commission about the site plan. Mr. Marc Wiel discussed the following points:

1. Price points will follow the rental market needs,
2. Location of the apartments will be across from the Cayce Tennis Center,
3. Landscaping and buffer yard requirements will follow regulations of the Zoning Ordinance and regulations of the sellers of the property, and
4. The design of the buildings will remain mostly as they appear on

the renderings.

A motion was made by Mr. Kueny to approve the Otarre Apartments site plan. Mr. Power seconded the motion. The vote passed unanimously.

b. Notice of Action of Administrative Approval - Westwood Mobile Home Park Site Plan

Mr. Greenwood stated that any new unit in Westwood Mobile Home Park would not be able to comply with the setback requirements listed in the Zoning Ordinance. He explained that the new owner was reconfiguring the entire mobile home park and had submitted a site plan to comply with the Ordinance. Mr. Greenwood further explained that the site plan was administratively approved and that, from now on, all Administrative approval will be brought before the Commission, for recorded notification. Mr. Fuson noted, for the record, that the site plan has been approved, as presented.

c. Nomination of Monique Ocean as Secretary

A motion was made by Mr. Raley to approve Monique Ocean as the Secretary. Mr. Broehm seconded the motion. The vote passed unanimously.

IX. ADJOURNMENT

A motion was made by Mr. Mitchell to adjourn. Mr. Kueny seconded the motion. The vote passed unanimously.

**A quorum of Council may be present.
No discussion or action on the part of Council will be taken.**